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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2017 009190

2017 FEB 10 PM 12:51

MICHAEL B. BROWN
RECORDER

WARRANTY DEED

Project: 45th Ave. & Colfax St.
Des. No. 9707970
Parcel: 2
Page: 1 of 2

THIS INDENTURE WITNESSETH, That AP Boender, LLC, an Indiana Limited Liability Company the Grantor(s), of Lake County, State of Indiana Conveys and Warrants to the BOARD OF COMMISSIONERS OF LAKE COUNTY, INDIANA, the Grantee, for and in consideration of the sum of Eighteen Thousand Four Hundred Twenty Five Dollar (\$18,425.00) (of which said sum \$3,225.00 represents land and improvements acquired and \$15,200.00 represents damages) and other valuable consideration, the receipt of which is hereby acknowledged, certain Real Estate situated in the County of Lake, State of Indiana, and being more particularly described in the legal description attached hereto as Exhibit "A" and depicted upon the Right of Way Parcel Plat attached hereto as Exhibit "B," both of which exhibits are incorporated herein by reference.



This conveyance is subject to any and all easements, conditions and restrictions of record.

The Grantor(s) hereby specifically acknowledge(s) and agree(s) that the Real Estate conveyed herein is conveyed in fee simple and that no reversionary rights whatsoever shall remain with the Grantor(s), or any successors in title to the abutting lands of the Grantor(s), notwithstanding any subsequent abandonment, vacation, disuse, nonuse, change of use, conveyance, lease and/or transfer by the Grantee or its successors in title, of a portion or all of the said Real Estate or any right of way, roadway or roadway appurtenances established thereupon. This acknowledgement and agreement is a covenant running with the land and shall be binding upon the Grantor(s) and all successors and assigns.

As an inducement for the Board of Commissioners of Lake County, Indiana, to close this real estate transaction, the grantor(s) assume(s) and agree(s) to pay the 2016 payable 2017 real estate taxes and assessments on the above described real estate. This obligation to pay shall survive the said closing and shall be enforceable by the County in the event of any non-payment.

Interests in land acquired by:
The Board of Commissioners of Lake County, Indiana
Grantee mailing address:
Building 'A', 3rd Floor
2293 N. Main Street
Crown Point, IN 46307
I.C. 8-23-7-31

010897

NON-TAXABLE

FEB 10 2017

**JOHN E. PETALAS
LAKE COUNTY AUDITOR**

\$2400

Cash JS

Project: 45th Ave. & Colfax St.
Des. No. 9707970
Parcel: 3
Page: 2 of 2

The undersigned represents and warrants that he is the Managing Member of the Grantor; that the Grantor is a limited liability company validly existing in the State of its origin and, where required, in the State where the subject real estate is situated; that the Grantor has full company capacity to convey the real estate interest described; that pursuant to the Articles of Organization of the Grantor and the Operating Agreement of the Grantor the he has full authority to execute and deliver this instrument on its behalf and that said authority has not been revoked; that he is therefore, fully authorized and empowered to convey to the Board of Commissioners of Lake County, Indiana, real estate of the Grantor, and that on the date of execution of said conveyance instruments he had full authority to so act; and that all necessary company action for the making of this conveyance has been duly taken.

IN WITNESS WHEREOF, the said Grantor(s) have executed this instrument this 26th day of January, 2017.

GRANTORS: AP Boender, LLC, an Indiana Limited Liability Company

Jeffrey Austgen (Seal)
Signature
Jeffrey Austgen, Managing Member
Printed Name and Title

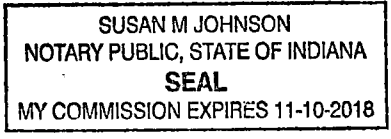
STATE OF Indiana
COUNTY OF Lake



Before me, a Notary Public in and for said State and County, personally appeared Jeffrey Austgen, Managing Member, AP Boender, LLC, an Indiana Limited Liability Company, the Grantor(s) in the above conveyance, and acknowledged the execution of the same on the date aforesaid to be his voluntary act and deed and who, being duly sworn, stated that any representations contained therein are true.

Witness my hand and Notarial Seal this 26th day of January, 2017.

Susan M Johnson
Signature
Susan M Johnson
Printed Name



My Commission expires 11-10-2018. I am a resident of Lake County.

This Instrument Prepared by Niquelle Winfrey Attorney at Law

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law Todd Taylor, Land Agent

EXHIBIT "A"

Project: 45th Ave. and Colfax St.
Tax ID: 45-07-25-351-012.000-001
Parcel: 2 Fee

A part of the Southwest Quarter of Section 25, Township 36 North, Range 9 West, Lake County, Indiana, and being that part of the grantor's land lying within the right of way lines depicted on the attached Right of Way Parcel Plat, marked EXHIBIT "B", described as follows: Commencing at the southwest corner of said section, designated as point "11" on said plat; thence South 89 degrees 20 minutes 30 seconds East 93.00 feet along the south line of said section to the prolonged east boundary of Colfax Street and the point of beginning of this description: thence North 0 degrees 32 minutes 13 seconds East 30.00 feet along said prolonged east boundary and along the boundary of said Colfax Street to point "200" designated on said plat; thence South 89 degrees 20 minutes 30 seconds East 156.42 feet to the east line of the grantor's land; thence South 0 degrees 32 minutes 13 seconds West 30.00 feet along said east line to the south line of said section; thence North 89 degrees 20 minutes 30 seconds West 156.42 feet along said south line to the point of beginning and containing 0.108 acres, more or less, inclusive of the presently existing right-of-way which contains 0.065 acres, more or less.



This description was prepared for the Board of Commissioners of Lake County, Indiana by Timothy J. Coomes, Indiana Registered Land Surveyor, License Number 20600004, on the

4th day of February, 2016.



PARCEL COORDINATE CHART

Point	Line	Station	Offset	NORTH	EAST
11,12 & 14	SEE ROUTE SURVEY PLAT				
200	"A"	+R(13+32.88)	30.00' LT.	20072.7275	20070.3856
300	"A"	+R(15+83.32)	30.00' LT.	20069.8504	20320.8088

NOTE: STATIONS & OFFSETS CONTROL OVER BOTH NORTH & EAST COORDINATES AND BEARINGS & DISTANCES.



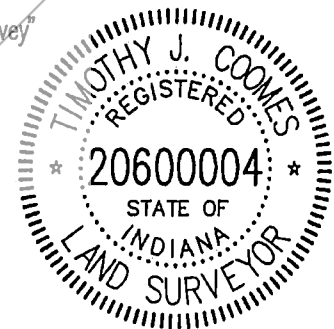
SURVEYOR'S STATEMENT

To the best of my knowledge and belief, this plat, together with the "Location Control Route Survey" recorded in Instrument No. 2015 048014 in the Office of the Recorder of Lake County, Indiana, (incorporated and made a part hereof by reference) comprise a Route Survey executed in accordance with Indiana Administrative Code 865 IAC 1-12, ("Rule 12").

Given under my hand and seal 2/4/16
Date

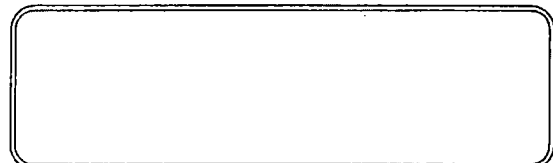
[Handwritten Signature]

TIMOTHY J. COOMES
Registered Land Surveyor No. 20600004
State of Indiana



OWNER : AUSTGEN, RONALD
PARCEL : 2
PROJECT : 9707970
ROAD : 45TH AVE. & COLFAX ST.
COUNTY : LAKE
SECTION : 25
TOWNSHIP : 36N.
RANGE : 9W.

DRAWN BY: R.P. KORNAUS 2-3-2016
CHECKED BY: T.J. COOMES 2-4-2016
DES. NO.: 9707970



Dimensions shown are from the above listed Record Documents.